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be some time limit on the deferred vote? Otherwise it could hold us up indefinitely.

CHAIRMAN BARTHOLOMEW: I am pretty sure within a week that Mr. Remon suggested we will hear from him.

MR. REMON: I am sure we can get it within a week.

MR. NORTON: Oughtn't we to make this a fairly special thing because supposing I can't get down here some time and something happens -- I don't like it and I send in a vote. Am I going to be allowed to do that?

We are opening up something here where people say! if I had been there I would have cast the deciding vote, and then we will get ourselves in quite a tangle.

I think this is awkward but we have got to think of the future on it.

CHAIRMAN BARTHOLOMEW: Well, I think that the fact that Mr. McMillan has written a letter acknowledging that there is a meeting and he had an interest and he couldn't be here, and he failed to vote --

MR. NORTON: He will cast the vote himself, in other words.

CHAIRMAN BARTHOLOMEW: I don't know. He may allow one of the members of his committee to do so. But I think their awareness of the meeting and their failure to vote is rather prejudicial.

COLONEL HUNTER: I think he should be required to

vote in this case.

In this case if he thinks that Mr. Broyhill has jurisdiction, all right, let him vote for Mr. Broyhill. It is his prerogative. I don't think we should let it be kicked around.

CHAIRMAN BARTHOLOMEW: Well, gentlemen, we have a motion and we are not going to be here all day. I am going to put the motion.

All those in favor -- do I understand that the man who made the motion will put a seven-day limit?

COLONEL HUNTER: Yes, sir.

MR. REMON: I agree.

MR. CHEATHAM: Is there any limit on who may cast the ballot?

CHAIRMAN BARTHOLOMEW: I think the ballot should be cast by the chairman of the committee. We have the vote from the chairman of the Senate committee.

COLONEL HUNTER: I agree.

CHAIRMAN BARTHOLOMEW: I think the chairman of the House Committee if he wishes to should cast a vote.

MR. NORTON: And would you insert in the resolution that under the peculiar circumstances of this issue and the-

CHAIRMAN BARTHOLOMEW: We agreed that whenever we do this we will always decide each time -- it was decided earlier as to whether we are going to accept absentee or such

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votes.

All those in favor of the motion to accept Mr. McMillan's deferred vote within seven days, please say aye.

Would you raise hands?

The motion is carried.

MR. ZACH: That raises a question. With the delay of seven days to get a complete vote, whether Mr. Poorman would be available to vote during the same period?

CHAIRMAN BARTHOLOMEW: We are getting into some nice problems.

MR. NOLEN: I would like to raise another question.

MR. REMON: I think I would like to say there is a difference between Poorman and the chairman of the District Committee.

MR. NOLEN: If Mr. McMillan's vote should cause a tie in the vote of the commission, which the chairman is usually under parliamentary procedure privileged to then vote on, is the chairman then privileged to vote in case there is not a tie at the moment?

MR. ZACH: Of course.

MR. SPELMAN: The chairman could vote in all cases anyway.

CHAIRMAN BARTHOLOMEW: What's that Mr. Spelman?

MR. NOLEN: There is no --

MR. CHEATHAM: There is no restriction on your voting

MR. SPELMAN: You are not the vice president.

MR. CHEATHAM: You don't have to wait until a tie vote.

MR. NOLEN: What I was referring to was the usual thing that the chairman does not vote if there is a majority that makes a decision and that if there is a tie, then he usually votes. You can't tell with votes outstanding what the circumstances will be.

CHAIRMAN BARTHOLOMEW: I think there is one unresolved question and that is with respect to Mr. Poorman. Are there any other absent other than Dr. Lohman?

MR. CHEATHAM: No.

CHAIRMAN BARTHOLOMEW: While we are at it, what is your pleasure about Mr. Poorman?

MR. NORTON: We ought to let him, too, if we are going to let everybody else vote. What's the difference in principle between any one of the members of the commission and another?

MR. ZACH: There is a difference.

M MR. REMON: Congressional

MR. ZACH: Now that I think of it, any vote of the commission may be of not more than eight votes normally because people are absent and you don't go after their vote. We are making a special case of this one because we thought it was important enough to.

CHAIRMAN BARTHOLOMEW: I think we should, however,. I think there is a distinction. Mr. Poorman was here. He saw our program. Dr. Lohman was here and saw our program. The matter was discussed. Dr. Lohman left a vote and Mr. Poorman didn't.

MR. CHEATHAM: May I add there, Mr. Poorman is ill today and of course didn't foresee he was not going to be here, if that would make any difference. I don't know.

CHAIRMAN BARTHOLOMEW: Would anybody else like to offer some more complications?

MR. REMON: I think of a couple but I don't believe I will offer them.

CHAIRMAN BARTHOLOMEW: Well, we will pass up the question of Mr. Poorman unless somebody wishes to offer a motion on that.

Are we ready for the Question?

MR. ZACH: No, I am not ready.

In view of the fact that the chairman is leaving for a little vacation, if the vote was likely to be a tie as a result of this seven-day deferral, he might choose to vote now rather than have to be disturbed on his vacation to vote.

CHAIRMAN BARTHOLOMEW: I have no hesitancy in so doing. I will be glad to.

MR. ZACH: It is your privilege to do so.

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CHAIRMAN BARTHOLOMEW: I will be very glad to.

Are you prepared now for the vote?

All those in favor of Mr. Owen's motion which I think you all understand, will indicate so by raising your hand.

(Four hands were raised)

CHAIRMAN BARTHOLOMEW: And we do have a letter from Dr. Lohman and this one from Senator Neely.

MR. NOLEN: He says here that since it will not be possible for me to attend the meeting tomorrow morning of the National Capital Planning Commission in which the question of the CIA site will be considered, I would like to leave with you my considered opinion and vote on the matter.

I have studied with great care the representations of the various interested parties and have evaluated the proposal and what I regard in the light of appropriate planning considerations.

It seems to me that too much emphasis has been place upon the desire of commercial interests and related public opinion polling to bring about a decision and which considerations tend to distort the picture rather than to permit of an appropriate decision in planning terms.

The evidence submitted convinces me that the Langley site is ill-advised and I should like to register my vote against the approval of that site.

Senator Neely's letter which is dated December 9.

says that to my regret it will not be possible for me to attend the National Capital Planning Commission meetings on the 15th and 16th of December.

In the event there is a vote on the question of approving the use of the Langley site for the new central Intelligence Agency headquarters, I wish to be recorded as voting against the selection of that location.

Should the commission take any action concerning the Shirley Highway tract, I desire to have my vote cast in favor of that site.

The best of wishes and the kindest regards, I am always faithfully yours -- Senator Neely.

CHAIRMAN BARTHOLOMEW: I would like to see that again.

All those not in favor of Mr. Owen's motion, please indicate by raising their right hand.

(Raising of hands.)

MR. CHEATHAM: Six in favor and four against.

CHAIRMAN BARTHOLOMEW: One vote to come in.

CHAIRMAN BARTHOLOMEW: Mr. Owen's motion has carried.

MR. ZACH: Tentatively.

CHAIRMAN BARTHOLOMEW: One vote still to come.

Now we proceed with the rest of the program.

MR. NOLEN: I presume no action is necessary for you to transmit to CIA a report of the council?

CHAIRMAN BARTHOLOMEW: Yes, I believe this action

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should be referred to the council should be referred to the CIA, Mr. Dulles, and he then may have opportunity to make a further presentation.

MR. NOLEN: My point was that you should transmit your report of council also. You want action on that?

CHAIRMAN BARTHOLOMEW: I don't know that that is required by the law, is it?

MR. NOLEN: Yes, sir.

CHAIRMAN BARTHOLOMEW: That our report also goes to council for further action?

MR. NOLEN: That you transmit the report of the council.

I wondered whether you wanted to take action on that.

CHAIRMAN BARTHOLOMEW: The law requires transmission but not direction?

MR. NOLEN: That's right.

CHAIRMAN BARTHOLOMEW: Of course we should do so if the law requires it.

MR. ZACH: You don't need any action if the law requires it.

CHAIRMAN BARTHOLOMEW: We will transmit this to Mr. Dulles and if I understand from what was said previously he has the opportunity to make a presentation. If he wishes to make a presentation, we shall hear him at our next meeting.

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COMMISSION MEETING

P-R-O-C-E-E-D-I-N-G-S

CHAIRMAN BARTHOLOMEW: I believe we have a quorum now.

The Commission will please come to order.

We are a little behind on our program of yesterday and I think we will just observe our Friday morning program here and then pick up these other items as we go along.

I would like very much to see if we cannot get the morning program in time to pick up these other items so that then we won't have too long a meeting this afternoon as I understand some of the members have to leave.

Item 6, scheduled for this morning, the reports on the CIA location, are first on our program, and I believe we are ready to hear those reports.

Is there anything you wish to say in advance of this, Mr. Nolen? Have you got any announcements? I believe you mentioned that you did.

MR. NOLEN: Yes, I have here an announcement from the National Association of Housing and Redevelopment Officials who are having an important luncheon meeting.

I might say that the previous meeting of the same group of which the Chairman spoke -- and this is somewhat of a follow-up of that meeting. The speaker is Martin D.

Myerson. He is Executive Director of a citizen group called

ACTION which stands for American Council to Improve Our Neighborhoods.

His subject is CITIZEN PARTICIPATION FOR URBAN RENEWAL.

Because of the subject matter, we thought that perhaps some of the members of the Commission might like to attend the luncheon and if so I believe we have time enough today to arrange the program to do that.

CHAIRMAN BARTHOLOMEW: You are an optimist.

MR. NOLEN: I have to be an optimist, Mr. Chairman, in this matter.

But the meeting starts at 12:00 and you would certainly be through at 2 o'clock. It means cutting off the program half to three quarters of an hour and shoving it to the afternoon.

CHAIRMAN BARTHOLOMEW: Would any members like to cut our program around for that purpose? If so, I hope you will make it known.

I would like to proceed now.

Is there anything you wish to say to introduce this matter of the CIA location?

MR. NOLEN: I think it might be well for me to just review very quickly the procedure on this.

Under our new Planning Act the CIA has made a proposal to us which they are required to do, what it is

they want to do.

We are supposed to review that proposal to determine its consistency with the comprehensive plan. In that process, we are required to advise and counsel and consult with the Regional Planning Council. That we have done since the last meeting.

Mr. Wehrly is here to present the council's report this morning. The Commission's function is then to transmit its own report, whatever that may be, to the CIA along with the report of the Regional Planning Council.

Upon receipt of that report, if not in agreement with it, CIA shall, not may, shall then make another report to the Commission stating reasons why it does not agree if it does not agree with the Commission's recommendation, whereupon the Commission makes a final recommendation.

That give and take, back and forth process was set up in the law and which is provided in most communities between the Planning Commission and the action agency.

CHAIRMAN BARTHOLOMEW: Mr. Wehrly, I believe, is here.

MR. NOLEN: Yes, sir.

CHAIRMAN BARTHOLOMEW: Have you a report to present on behalf of the council?

MR. WEHRLY: Mr. Chairman, I have and I will make it very brief.

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In view of the fact that I believe all of the members here have had the report of the council since at least Wednesday of this week, if not before, I may say that report is a rather extensive one putting together all of the action and considerations which have been studied over a period of months.

I might summarize the action of the council briefly in that the council in a split vote of five to three voted in favor of the Langley site.

I think, however, if I can take the liberty of making some personal observations, that the commission in its deliberations should perhaps go back of the numerical vote of the council, particularly to the statements of the individual members of the council made prior to the vote, which I think are significant.

In addition, I think you should look carefully at the letter of transmittal which sets forth the second resolution of the council. I would like to read that:

RESOLVED, That the council requests the CIA in conjunction with its request for appropriations to ask for authorization and appropriations for the improvements not yet committed which are related to this development as described in the report of its director.

That is the council director, Mr. Watt. And those improvements are enumerated as follows -- taken from the

report as authorized.

Chain Bridge widening along with Canal Road and
Weaver Place improvement;

Virginia Route 123;

Parkway to Chain Bridge;

Glebe Road, Lee Highway to Chain Bridge;

Parkway to Cabin John Bridge, including Cabin John
Bridge;

George Washington Memorial Parkway, Maryland side,
outer belt;

Route 7, in Virginia, to U.S. 40 in Maryland.

My own interpretation, and the council has certainly not bounded us, is that in effect these two actions by the council, the second resolution and the statements made prior to the split vote, would appear to me to put a condition upon the approval which the council gave to the CIA location at Langley.

I hope that you all have had at least a chance to go through this report and cover the highlights. If you have not, I would suggest that you would at least go over now if you can the statements made prior to the vote which follow the letter of transmittal.

I believe that is all I need to say, Mr. Chairman.

CHAIRMAN BARTHOLOMEW: Are there any questions anybody wishes to ask?

COLONEL HUNTER: Mr. Wehrly, question has arisen as to whether or not the Regional Council's action was a conditional action.

It was my impression you announced at the meeting that the initial action, the vote was not conditional. However, I fully understand your implication that the subsequent action cast a shadow on it, is that correct?

MR. WHERLY: Yes. What I said just now is my own interpretation. I specifically said or thought I said that the council was not bound to that interpretation; that was my personal interpretation.

CHAIRMAN BARTHOLOMEW: Are there any other questions from Mr. Wehrly?

If not, we have had a committee of our members to look into this matter. I believe Mr. Owen, Mr. Remon, Mr. Norton were on that committee. Have you a report, Mr. Owen?

MR. OWEN: Yes, I have, Mr. Chairman.

Mr. Chairman, gentlemen of the committee, report and recommendation of the committee of the National Capital Planning Commission on the proposal to locate CIA headquarters building at Langley, Virginia.

(Mr. Owen read the report referred to.)

CHAIRMAN BARTHOLOMEW: Thank you, Mr. Owen. I understand why the committee worked until midnight last night.

If I understand correctly,,Mr. Remon did not agree

with the other members of the committee.

Mr. Remon, would you care to state your views on the matter?

MR. REMON: Mr. Chairman, gentlemen, I agree with a great deal of the report. However, in the overall, I disagree with it because it is an improper place to put CIA

I see for the future that that area is going to grow and fill up very rapidly whether the CIA goes there or not.

One major point on which I disagree with the other two members of the committee is that I don't think the impact of CIA going in there is going to be as serious as it is pictured in this report.

In the overall, I agree thoroughly that the cost of these facilities which ultimately have got to be provided should not fall on the taxpayers in the District, Virginia, or in Maryland. I think it is a perfectly practical thing to assume that the Federal Government would carry these expenses the same as they did when the Pentagon building was built.

I see an opportunity here of getting some of these facilities completed earlier than what they would otherwise be, such as the George Washington Memorial Parkway, Route 123, Cabin John Bridge, connection with the outer loop, and the improvement of Chain Bridge with its approaches.

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I think we have an opportunity here to do a real job and get these facilities which are needed right as of today. I don't believe that the general character of that area is going to be destroyed. It is filling up very rapidly.

It is an ideal place with these added facilities for people who live there and want to get to their places in Washington. Another thing that I don't agree with on this: I think the report is a bit biased. I only had an opportunity to read it this morning but Mr. Owen and I had two meetings together; Mr. Owen and Mr. Norton and I had one meeting together. The Clarke report is not quoted in any way -- maybe it shouldn't be -- but I think it is a matter of giving the pros and cons in arriving at a conclusion of this kind.

I hold no brief for the Clarke report. I got the impression after I had read it several times that "Brutus protesteth too much."

I think it is somewhat warped.

As far as quotations from the different experts are concerned, I considered all of them, read them very carefully and came to my own conclusions.

Just to illustrate what is happening in that area, one of the experts who made a study of Fairfax County, I think it was, Jack, Mr. Hoyt, as a result of his belief in

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the way that area was going to grow, he purchased something over 600 acres of land for his own self.

I am sorry I can't agree with my associates. I have the highest regard for both of them. But that is my considered opinion.

It was not just to midnight last night. This has been going on for quite some time as far as I am concerned.

I don't think I have all the material that has been supplied in this envelope because it got so much, so heavy that I couldn't carry it around all the time. So part of it is at home and the rest of it here.

Thank you very much for the opportunity.

CHAIRMAN BARTHOLOMEW: Are there other members of the Commission who would now like to ask questions about this report?

MR. OWEN: In order to get this squarely before the Commission, I want to move that the Commission approve the recommendations in the report.

I would like to say, too, at this time, that we have the greatest respect for Mr. Remon's opinion; he has very sound judgment and we have great respect for him personally and for his opinion as well.

I have been giving this matter a great deal of thought and I have got the same voluminous correspondence of all sorts that he has and we apparently have come to a

different conclusion largely from the same material.

I move the adoption of the recommendation in the report.

CHAIRMAN BARTHOLOMEW: Is there a second to the motion?

MR. NORTON: I would be glad to second the motion, Mr. Chairman.

CHAIRMAN BARTHOLOMEW: Before we come to the matter of voting, I may say that we have a letter from Dr. Lohman who was here yesterday, one from Senator Neely, and I believe Mr. Cheatham has something to say about a communication from Congressman Broyhill.

Is Mr. Cheatham here?

MR. NOLEN: I think he is out checking on that right now.

CHAIRMAN BARTHOLOMEW: Mr. Cheatham, would you tell us of the telephone communication you had from Mr. Broyhill with respect to a vote, please?

MR. CHEATHAM: Would you like for me to announce about the various absentees concerned, sir?

CHAIRMAN BARTHOLOMEW: I have already stated that we had communications from Senator Neely and Dr. Lohman.

Anybody else?

MR. CHEATHAM: Yes sir. Here is Dr. Lohman's.
Here is Senator Neely's.

CHAIRMAN BARTHOLOMEW: You say there are others besides Broyhill?

MR. CHEATHAM: Here is one from Mr. Wirth designating Ed Kelly as Acting Director of the Park Service.

CHAIRMAN BARTHOLOMEW: Any others?

MR. CHEATHAM: Yes.

CHAIRMAN BARTHOLOMEW: Before coming to the Broyhill matter --

MR. CHEATHAM: I have been working on the phone since we met and Mr. Foreman did not come to see if the General Services Administrator would like to appoint Mr. Len Hunter Acting Commissioner of Public Buildings but the Administrator has not -- they have either not been able to contact him or if Mr. Hunter wishes to --

CHAIRMAN BARTHOLOMEW: We are considering, Mr. Hunter the matter of vote that might be taken. We have some absentee votes and are you in a position to --

MR. HUNT: I am not Acting Commissioner and as a consequence have no authority to vote.

CHAIRMAN BARTHOLOMEW: Will you proceed, then, about Mr. Broyhill?

MR. CHEATHAM: Mr. Broyhill all day yesterday and up until now has endeavored to contact Representative McMillan, the representative of the House District Committee. Mr. McMillan wrote us that he was unable to attend but he did not

designate an alternate from among his committee membership nor did he ask that an absentee ballot be cast. So Mr. Broyhill hesitated to come without being properly designated. But Mr. Broyhill requests as a member of the District Committee until he has an opportunity to confer with Mr. McMillan, that the House Committee reserve the right to send in an absentee ballot subsequent to the vote in order to, as Mr. Broyhill asked me to put it, even up for Senator Neely's absentee ballot if we accepted Senator Neely's.

CHAIRMAN BARTHOLOMEW: Very good.

Now, the matter is open for discussion on the part of any member of the Commission. You have a resolution before you.

Are there comments or suggestions?

MR. SPELMAN: Mr. Chairman, this report is most interesting.

Like Mr. Remon, I think that there is a lot in the report. The question that is most difficult to resolve is the probable impact of the institution upon the area. Nothing has been said here about the importance of obtaining a good site for CIA. It is a special type of agency. I have given a great deal of thought to it. And thinking of the thing wholly from the standpoint of the CIA, I think I can see why this area is probably the most desirable one in the Washington area for them.

We say in this report that because the site that may be selected, that a lot of people now living in other places will move over into that section of Virginia.

I think that it is true that some people will move. However, this area is nearer to Northwest Washington than it is to Alexandria.

It is nearer to Northwest Washington than it is to Arlington County.

I am not too sure that there will result from this selection as much movement as apparently the writers of the report envisage.

As regards the road improvements that will be necessary in the event that CIA goes there, the effect of doing all these things that are recommended, incidentally, by the council's report, would be to freeze people in their present locations.

I cannot personally believe that the location of the CIA at Langley will make it necessary of itself to do the construction on the outer belt that the report recommends. I feel sure that if they go there it will be necessary to have the George Washington Parkway built as they propose.

I think, too, that it will be necessary to make the improvements to Chain Bridge and to a portion of Canal Road and Weaver Place.

I don't see the necessity to construct the Cabin

John Bridge because of their presence at Langley.

Now, all of these road improvements that have been mentioned, are part of the general plan of road improvements for the Washington area. I have examined all of the material that has been furnished here and my conclusion is that as far as the road improvements are concerned that those road improvements that were indicated by the special committee are all that could be properly charged to the location of the CIA at Langley.

CHAIRMAN BARTHOLOMEW: Thank you, Mr. Spelman.

Does any other member of the Commission wish to speak?

MR. NORTON: I might speak to this just a moment, Mr. Chairman.

We did not mention in this report the alternative sites for the CIA because we did not think it was before us. But Mr. Spelman has raised the point that this is the best possible site and I would just like to point out here in the paper last night and what I have understood but have not seen before that Mr. Dulles is on record before a Senate committee with a statement that he prefers the District for his new building.

So I feel that there are alternative sites that are probably preferable to this one.

But I don't think this issue is here before us and I would not have mentioned it except that it has been brought into debate here. And I would like to say that as to the

impact of an employment center up to 10,000 people, I just don't think that from the experience we have had in the war, the experience with the AEC plants, the experience that I have had as a city planner now most of my life, that every time you get employment in an area, at once and increasingly you get a town built around it; that eight or ten thousand people employed in an area implies at once a new town, a new city if you like.

I went all through this personally at the time of the U.N. site location. U.N. was going to have about eight thousand employees. Everywhere we went in the metropolitan area where I live and proposed to put U.N. -- Hyde Park, Kingston up on the Hudson, in Princeton, New Jersey, in Greenwich, it was agreed and admitted that if the U.N. came there would be a town there of 50,000 people as a result.

This was in the debate and they located finally in an area where they had sewers; they had transportation in the heart of the city and they spent their money in replacing a slum instead of spending their money in trying to stop a slum building outside, if you like, or in trying to improve an area properly which is a costly thing to do here.

So I think here the Congress in the end will have an alternative.

Are they going to spend money to build the right

kind of place, and I don't mean just a campus on a piece of ground but I mean a whole community in this part of the metropolitan district at high cost, or are they going to pick ~~some~~ other site where you have already in the ground some plant and some transportation in being, some schools in being and the other facilities.

MR. OWEN: Mr. Chairman, I would like to speak on that subject, too. I made noreference in the report to another location because we thought it was not a part of our function.

However, I want to say most emphatically I would not have been a party to an adverse report on the Langley site unless I felt there was another site that was as good or better.

The CIA narrowed its preferences down to two; Langley and the Winkler site.

I went very carefully over the Winkler site. I made considerable investigation about it and I came to the conclusion whether correct one or not that the Winkler site would be just as good and in some respects better than the Langley site. It has road facilities right in there right now.

It has a sewer running right across the property.

There is another sewer under construction.

It has the Shirely Highway adjacent to it with plan

to add two lanes to the Shirley Highway.

There are other roads that are either there or are in the course of construction.

I saw a plat that was prepared showing road accessible to the Winkler Tract and the roads radiate from almost every side of that rectangle.

They showed a plan there by which you could get 4000 cars out of there in an hour very easily.

The question has been raised of course as to whether the capacity of the Shirley Highway is sufficient to permit the flow of cars that would come out of the location down there but we must not for a minute assume that all the cars that are going out of the CIA property would use the Shirley Highway because we know that is not true.

Jones Point Bridge will be soon built or will be built by the time, I hope, the CIA is ready. That provides another access into Washington.

The Winkler site is within eight minutes of the Pentagon, within ten minutes of the 14th Street Bridge. It is proportionately nearer to the White House and the State Department.

I would say again that I would certainly not have voted against the Langley site unless I had taken the time to look up some other available site.

CHAIRMAN BARTHOLOMEW: Does any other member of the

Commission wish to speak?

COLONEL HUNTER: Yes, sir, Mr. Chairman.

I made my position clear, I thought, in the Regional Council meeting and I believe everyone here is familiar with the comments that we made.

We felt that there were certain deficiencies in the site -- the planning problems that we did not feel that those deficiencies were of sufficient magnitude to preclude the selection of a site for this institution.

I would like again to reiterate the position that I took in that meeting and that is to say the District of Columbia does not feel that it should shoulder the burden of providing bridge improvements and the road improvements which may become necessary if this site is selected. That we want to make a matter of record and make it clear.

We do not have the bridge that might be required or any bridges in our ten-year public works program and we don't think that we should have to shoulder them.

MR. REMON: Could I say just one word, Mr. Chairman, on the Winkler site?

I personally do not feel that the Winkler site was given full consideration.

I agree with pretty near everything that Mr. Owen says about the Winkler site except one fundamental thing as far as I am concerned, and that is, you are putting down there

this number of people in one of the most congested through thoroughfares that we have in this area. It is already overloaded. That is why I personally passed up the Winkler site as a possibility.

Over and above that, I think Mr. Carr had already offered a substantial part of the necessary land to CIA free of charge. Whether it was all that they required, I don't know.

But to pick -- to picture as the Clarke report did this terrific jam of traffic just overpainted the lily as far as I am concerned, and Mr. Owen in collaboration, I think, with some of the Alexandria officials, worked out a scheme where it would work.

It wouldn't take four hours to get the cars out of there. But it is still one of the jammed, main thoroughfares and I don't think that is good planning.

MR. OWEN: The architect referred to it as a swamp. Actually, I drove an automobile within ten feet of the stream that runs there, Holmes Run, a day after a heavy rain and you could hardly see where the tracks of the automobile were.

Furthermore, they have had drillings made on that land and they have struck -- they have overlay in the upper layer of soil which is sand and gravel -- 21 feet in one place, they struck solid rock and in another place, 25 feet; so building conditions there are just about ideal.

COLONEL HUNTER: Mr. Chairman, I don;t think we should get into a knock-down, drag-out on the Winkler site. If we went into the Winkler site, if we went to the Langley site, I think I would find some serious problems there, too.

I think the question before us is the Langely site, is the Langley site an acceptable site for the CIA. I think that is what we have to pass on today.

I would like to point out that it is quite evident to anyone here that the pressure to expand that area over there and the zoning problems that have been tied to this problem here are going to come anyway.

You can't, if for no other reason than the publicity given over this area over this fight. People are going to be looking in the Langley area right now for possible location. That problem is going to be with them anyway.

MR. ZACH: I would like to speak to that point.

As I understand it, there is a tentative master plan, McHugh Plan and Zoning Plan which would zone the area upriver of the CIA site to large properties. Ins't it three to five acres or something like that?

MR. SPELMAN: Yes, there it is. It is meeting with a great deal of opposition.

MR. ZACH: If the CIA did not go there and that zoning ordinance went through, or some modification of it, to keep it in larger sized properties, which even Mr. Dulles

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expressed an interest in seeing done, it seems to me that the land use would be kept much more nearly the way it is than if CIA went there where the pressures would be so much greater that the Board of Commissioners couldn't withstand it. They would get down to half acre and smaller properties much quicker anyway.

In other words, it would hold off the intensive development a good deal longer.

MR. KELLY: Mr. Chairman, I would like to say that I think all of the roads, highway and bridge improvements have been stated will be necessary, if the Langley site is selected are essential improvements. They are long programmed. It would make possible the almost immediate extension of the George Washington Memorial Parkway and hasten the achievement and accomplishment of plans that have been on the approved by this Commission for many years. Unless some circumstance similar to the CIA or some other large development should come out that way we may be many many years achieving the ultimate accomplishment of our regional plan.

I agree with everything that Mr. Spelman, Mr. Remon have said in that regard.

MR. SPELMAN: Mr. Chairman, could I mention just one point? I think it has some bearing. There is an advantage in the Langley site in that it would have less tendency to draw people out of their present homes in

Washington than almost any sight you could pick that wasn't in Washington itself.

There is this further advantage, too, that it takes 10,000 people out of downtown Washington and the traffic of 10,000 people out of downtown Washington in the rush hour. That wouldn't be true of some other sites.

MR. NORTON: Mr. Chairman, could I just comment on Mr. Kelly's point? That is true that these parkways are part of our plans, but they are only part of our plans. The other part of the plan is one, I think, that you overlooked and that is that this area in our plan was to be a low density or medium density residential area.

In effect here is what we are doing if we accept your argument, and I think Mr. Remon feels this way, where in effect there is a selling out of part of our plan for what I call a mess of parkways; I think that if we get this employment there, then our parkway and highway plans will probably have to change to accommodate a different concept of that part of the metropolitan region.

It is very tempting, but the price you are paying is a changed character of an area.

I think this is what ought to be put before the public so that the Congress and the public understand what we are trying to do here if we encourage CIA to pick this site.

CHAIRMAN BARTHOLOMEW: Are there further comments?

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MR. ZACH: O I would like to ask one question of the staff whose memory may be better than mine.

In view of Mr. Norton's reading of Mr. Dulles facoring an in-town site, on what basis was it that Colonel White withdrew the Langley site, as my only recolloection of it, as not satisfying the criteria -- some words to that effect -- last April or May, whenever it was.

CHAIRMAN BARTHOLOMEW: I was going to ask the staff or Mr. Nolen in particular who has undoubtedly given some attention to the matter, would you answer Mr. Zach's question and would you are to comment further?

MR. NOLEN: I don't think he ever made that clear. You will remember last spring there was a good deal of agitation for a downtown location, and Southwest in particular. I think that he felt since the matter was before Congress at that time they had no authorization for the construction, that CIA would be jumping the gun, perhaps, to propose a specific site without full investigation of the merits of the downtown site versus the outlying sites.

So, I think he stated before the Commission here that he preferred to present the authorization to Congress without a specific site in mind and that is the reason I think, the basic reason why the Langley site was withdrawn.

MR. ZACH: I have a recollection that is not the way the minutes read.

MR. NOLAN: Maybe Mr. Watt would add to my statement or maybe you have a correction.

MR. WATT: I think the point that needs to be brought out is that at the time the Langley site which was the first proposal of the agency was put before the Commission and thence to the council, they were asked to report on that site and a committee was appointed of which you were a member of the committee, commission committee, and the council had one and they each reported on it in view of the Fairfax resolution which stated at that time that the Federal Government should pay for all the public facilities and if they did it was welcome in Fairfax County.

They did not specifically at that time say Langley. So as Mr. Nolan pointed out when they went down to the Hill for their authorization, and because of this cost factor that was in the picture at that time in providing all these facilities, they withdrew the Langley site and agreed, I think, not as Mr., as Colonel White's letter stated, that they were not going to ask for the George Washington Memorial Parkway appropriation at that time without which the Langley site would not be feasible.

Then following that letter, a joint committee was appointed from both the council and the commission directed to work with the CIA in setting up the criteria and that committee analyzed some 30 sites and came up with six sites

which met the criteria which both the CIA and the council and the commission agreed upon.

MR. ZACH: But also omitted the Langley site.

MR. WATT: Of course, it didn't meet the criteria at that time.

The six sites were the two in the District, Northwest and Southeast, the Winkler and the Arlington Hall in Virginia and the Casey Tract in Suitland, Maryland. That was subsequently adopted, I think, at the May 7 or 4 meeting, somewhere in there, by both bodies at a joint meeting.

That is how that relationship came into the picture and how Langley at that time was taken out.

Following that report, the Congress authorized them a certain amount of money at which time they set the site, the site acquisition money at \$350,000 which of course almost automatically knocked out the two District sites which would be considerably more money.

MR. NOLEN: I might say in reference to that, that there was no appearance or report from this Commission to the Committee of Congress that was considering that question. We did have this resolution in April, however, that set up the standards for a location in Washington or in the outskirts of Maryland and Virginia.

CHAIRMAN BARTHOLOMEW: Gentlemen, I have allowed a great deal of time because this is indeed a very important

matter. I don't mean to shut off Mr. Nolen but I would like to bring the matter to a vote as soon as possible.

If you have something to say on behalf of the staff, Mr. Nolen -- I don't know that we have a staff report on this -- we will be very glad to have you make a statement.

MR. NOLEN: The staff has met with the committee and has furnished its views and also material. I thought, perhaps, though, it might be helpful to illustrate some of the points that have been brought out in the report and in the discussion here to refer to our basic plans for the location of Federal employment which appeared in the 1950 report. After all, it is your obligation to measure the consistency of this proposal as against plans that have already been adopted.

You will remember that the pitch that we made at that time was that there was too much emphasis on concentration in the central area of the city or the metropolitan area and that would include the Pentagon along with downtown Washington. That since Federal employment was the economic base for the development of this entire area, it would be wise to have spread out more as employment, basic employment is spread out in the average metropolitan area.

That need was entirely separate from the security or defense angle which happened to run along with it.

So we proposed after very considerable study and

many of the present members of the commission were not serving then -- so I want to make clear that months of study went into this philosophy that was back of this plan which is so simply expressed here.

Now, there have been some things transpire in the meantime that have negated some of the things that were proposed on this plan and which in my opinion relate very definitely to the Langley proposal.

These locations that are shown outlined here not on the existing but on the proposed are in quite a number of respects, probably never will be realized.

CHAIRMAN FINLEY: You mean at the precise location?

MR. NOLEN: At the precise location or amounts, the reason being that with policies with respect to location outside with the exception of the CIA are all for dispersal at considerable distances.

We have in the mill as was mentioned the other day the Geological Survey, Coast and Geodetic survey and the Weather Bureau. In the aggregate they total less than the total, considerably less than the total for CIA, so the future, in the foreseeable future, the one government activity that is likely to go out of Washington in addition to these three small ones is CIA.

So that for a long time to come these sites which we envisioned in 1950 as being potential sites for use appear

to have no customers.

I am blocking out each of these that are non-existent sites which now seem unlikely in view of the present government plans for building.

So we have now only CIA as a likely site in the close-in metropolitan area, and three small government institutions either in the aggregate or separately, less than CIA to beyond the edges of this map. CIA is to put at Langley this concentration. You can see immediately the unbalance or the imbalance that is created. We have in this sector here of 45 degrees we will say, in the Northwest, we would have 10,000 at Langley, 2000 Carderock, 2000 Army Map Service, 12,000 here, 3000 at Walter Reed Annex and 5000 Walter Reed Annex, and 3000 Bureau of Standards and 3000 in the Naval Communications Center.

If we eliminate those I mentioned just inside the District and take those outside the District, we would have 10,000, 12,000, 16,000, 28,000, 31,000 out of a total of about, I think it is, 47,000 in the entire area outside of Washington excluding the military reservations that would be located in this narrow 45-degree sector --- 31 out of 47 or about two thirds of the total. Two thirds of the total employment out of Washington would be concentrated and crowded into the area that traditionally and as a matter of policy on the part of local government has always been a development of

low density, high economic income, and with a center of employment here that will bring demand for a multi-family development and lower cost habitations and facilities.

More appropriate and better balance of Federal employment would be totake these two and these are the only two centers of large concentration, the Bethesda and the Suitland and balance that with a location out here in Virginia somewhere in this sector here, say approximately at this location.

Then you would have an offset to this already large concentration in the Northwest sector. That was visualized in your resolution in April to which no reference has been made and I think it is appropriate if I may take a minute to refer to it.

This was your formal report and the last matter on which you are on record and I believe you were unanimous on this.

Would it be appropriate to read this resolution?

CHAIRMAN BARTHOLOMEW: I think the pertinent part, yet.

MR. NOLEN: I would like to read the three "whereases" and the one that applies to the Virginia area.

CHAIRMAN BARTHOLOMEW: In the interest of consistency.

MR. NOLEN: That's right.

"Whereas, the Planning Commission has received a

request from the Intelligence Agency to furnish its views concerning the several sites which have been discussed or others which it may be appropriate to consider, and

"Whereas, an employment center of substantial size and importance requires a location well oriented to other government activities, with which it works regularly, and to the community in which it is to be located, and

"Whereas, it is the duty of the Commission to advise" and so on,

"NOW ~~THEREFORE~~, BE IT RESOLVED That consideration be given to any of the following alternative locations" and there were, you remember, the recommendation and specification or standards set up for central area of Washington, for Virginia and Maryland.

Here was the specification in Virginia which I do not believe the Langley site meets, and that is the point of my reading this.

In Virginia, within relatively close proximity to either the intermediate or outer circumferences and in a locality where there is already established a nucleus for an urban environment which an establishment of such size would stimulate and where public facilities and services are already available or can readily be extended, such as in the southern part of Fairfax County, in Springfield, or in the newly annexed portions of Alexandria, that you were on record, that

was your resolution of last Spring.

CHAIRMAN BARTHOLOMEW: What does that say with respect to downtown? I would like to be refreshed on that.

MR. NOLEN: Not in the central area of the national capital within areas already authorized for public buildings by the Congress and in accordance with general plans heretofore approved by the Planning Commission towards which major commitments have already been made such as in the Northwest rectangle.

MR. REMON: Question, Mr. Chairman.

CHAIRMAN BARTHOLOMEW: Gentlemen, are you ready for the question?

COLONEL HUNTER: No, sir.

I think before we vote we should decide what we are going to do about this questionable vote. I think that is very important that we decide before we vote. It should not be an issue after we vote.

CHAIRMAN BARTHOLOMEW: I was going to raise the same question. I am glad you raised it also, Colonel Hunter.

We have two definite absentee ballots. I believe that question was raised about those two yesterday when Dr. Lohman asked, so that I think it is settled.

What about the one that is uncertain because of inability to contact the Chairman of the House District Committee? What is your pleasure with respect to accepting a later vote

from the Chairman of that committee or his representative?

MR. NORTON: Has he expressed any opinion on this, Mr. Chairman?

CHAIRMAN BARTHOLOMEW: No. He has not expressed an opinion on it and the question we have before us is by a member of his committee and not by the chairman which does raise a little question because of certain other members on that committee that might have views also.

I think Mr. Hyde, for example, is on that committee, isn't he?

MR. NOLEN: He is.

CHAIRMAN BARTHOLOMEW: So that there is a question that is rather difficult to resolve unless the chairman himself wishes to offer a vote and he has not endeavored to do so.

MR. HUNTER: Mr. Chairman, I believe that yesterday it was stated that this position was created somewhat by virtue of the fact that Mr. McMillan has been trying to defer to the jurisdictions concerned, wasn't that it?

CHAIRMAN BARTHOLOMEW: He has, yes, quite frequently.

MR. HUNT: Apparently he has been trying to do that with the idea of letting the people who were most concerned exercise that vote.

Now, it appears to me that in deference to the

Congressmen, concerned, that since one is voting we should permit the other one to vote if he so desires.

I would so move.

MR. REMON: Second

MR. OWEN: Mr. Chairman, when does he expect to have this vote in? Are we to hold this vote open indefinitely waiting for his vote?

MR. MORTON: We have the right to do this: this is a legal matter, isn't it?

MR. OWEN: What has been the custom in the past in situations of this sort if a situation such as this has arisen?

CHAIRMAN BARTHOLOMEW: We have accepted absentee votes at the time of the meeting. We have never had one deferred that I recall. Do you, Mr. Nolen?

MR. NOLEN: Never heard of it.

MR. OWEN: I don't see how you can do that.

CHAIRMAN BARTHOLOMEW: There is another question also I think because we have had alternate representation by Mr. Broyhill and Mr. Hyde and I know they have both expressed an interest in it.

Right at the moment Congressman Broyhill is particularly interested because the action relates immediately to his district. But on the other hand the other Congressman is concerned and has not expressed himself.

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MR. NOLEN: Mr, Cheatham has a point on that I think would be well to hear.

MR. CHEATHAM: In line with Colonel Hunter's statement about one coming one time, if there was something in his jurisdiction, and one coming the other, last Spring Mr. McMillan wrote Mr. Bartholomew and said he would like that letter to be a permanent designation of Broyhill when it was something affecting his jurisdiction and Hyde when it was something affecting his.

Mr. Bartholomew replied to that and said that in some cases that might work all right but in other cases there would be a joint interest which might be diverse and for that reason the burden would not be on us but on the chairman of the committee. It was felt that each time we were having a meeting the Chairman of the House Committee should send us a specific letter.

Now, back last August we did receive a letter from Mr. McCillan, not about a vote but he did express something about the CIA location. And this time we received a letter from him.

CHAIRMAN BARTHLOMEW: What is the date of that?

MR. CHEATHAM: Dated December 6 --- no, 8, and it was received here on December 12, saying that I wish that I could be present for this meeting as I am vitally interested in several matters that are to be considered.

However, I find that it will be impossible for me to be in Washington at that time.

I endeavored through his office to inform him that in view of this letter of Mr. McMillan's and Senator Neely's absentee ballot or attempt to file an absentee ballot that he might wish to either designate an alternate or send in an absentee ballot.

CHAIRMAN BARTHOLOMEW: Or vote himself

MR. CHEATHAM: But we have been unable to contact him. He was in Florence, South Carolina when he wrote this letter and he seems to be off on some hunting trip.

CHAIRMAN BARTHOLOMEW: I think the letter indicates that he might have liked himself to perhaps have voted but not having -- he was aware of the meeting -- not having endeavored to submit a vote or appoint a representative, I am glad to have Mr. Cheatham remind me of that correspondence. I had somewhat raised that very question, you see, in our earlier correspondence and I had forgotten about it.

I think it is very questionable whether we should accept a deferred vote. I really do.

MR. REMON: It seems to me that we ought to give him a chance to vote if he wants to. And I would say that a week would be plenty of time in which to get in touch with him.

How long is he going to hunt?

MR. SPELMAN: He will be back within a week.

MR. CHEATHAM: The only thing I have gotten are telephone reports which I don't know how much weight to give to but they said yesterday he would be back today and today they say he will be back tomorrow.

I might add this, Mr. Chairman, that in view of the statement of Mr. Broyhill, he indicated that he would be very concerned as a member of the House District Committee, if we accepted Senator Neely's absentee ballot without giving Mr. McMillan additional opportunity by letting Mr. McMillan know that Senator Neely did send one in.

In other words, that the two houses should be treated on the same basis.

CHAIRMAN BARTHOLOMEW: We have two motions before the house.

The first was with respect to the committee report. I don't know that there would be any great legal conflict if we vote on the subsequent motion without interfering with the earlier one.

MR. REMON: I think we should.

CHAIRMAN BARTHOLOMEW: You have heard the motion. Unless there is some objection I will put the second motion at this time as to the acceptance of a deferred vote from Mr. McMillan.

MR. OWEN: Don't you think, Mr. Chairman, there should